Energy performance certificate (EPC)

Certificate contents

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5b Bear Street
WOTTON-UNDER-EDGE
GL12 7DF

Energy rating: **E**

Valid until	Certificate number
12 August 2032	2477-1215-2112-1637-5194

Property type	Top-floor flat
Total floor area	43 square metres

Rules on letting this property

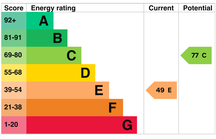
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Timber frame, with additional insulation	Good
Roof	Roof room(s), insulated	Good
Window	Mostly multiple glazing	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 407 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend **£1,159 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £610 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 3,703 kWh per year for heating
- 1,743 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.9 tonnes of CO2
This property's potential production	2.5 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£195
Potential rating after completing step 1	57 D

Step 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£29
Potential rating after completing steps 1 and 2	59 D

Step 3: High heat retention storage heaters

Typical installation cost	£800 - £1,200
Typical yearly saving	£384
Potential rating after completing steps 1 to 3	77 C

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Daniel Tiley
Telephone	07803845326
Email	dannytiley@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK302754
Telephone	03331231418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 July 2022
Date of certificate	13 August 2022
Type of assessment	RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital.services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	8861-6627-5810-8867-6002
Expired on	3 March 2019